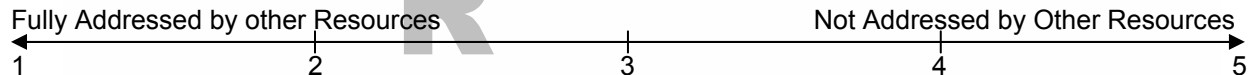


South Troy Brownfields Assessment Demonstration Pilot Program Initial Site Selection Criteria Draft for Task Force Review

These Draft Criteria are presented in no particular order. Once finalized, they will be used to make the initial selection of eight sites for further consideration.

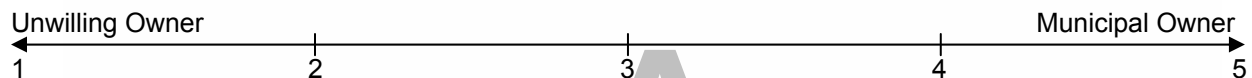
Criteria A: Other Resources

Several sites in the study area are already being targeted for remediation. For example, several sites will be addressed through the planned road and trail development and other sites are currently being remediated under a DEC consent order. This criteria prioritizes sites that are not being addressed by other funding sources.



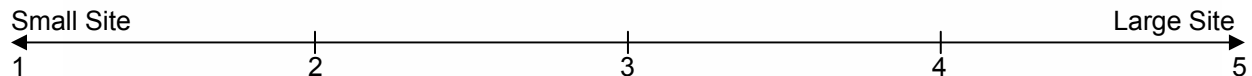
Criteria B: Owner Willingness

Since many of the sites in the study area are privately owned, the willingness of the owner is important to the timely completion and success of the project. Municipally owned sites present the fewest ownership issues and are the most accessible under this criteria. This criteria prioritizes sites that have willing owners.



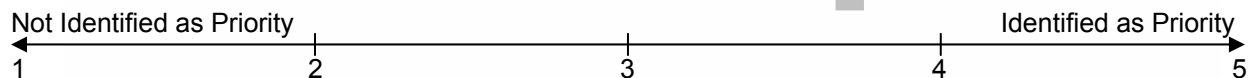
Criteria C: Size/Cluster of Properties

Larger parcels, or a series of small parcels that can be assembled to form a single site are most desirable and easier to place into reuse. This criteria prioritizes large sites, or sites that can be assembled into a large parcel.



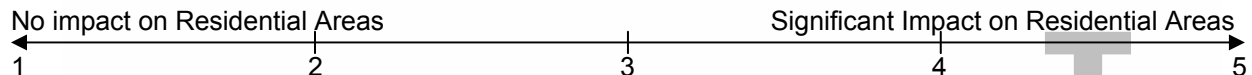
Criteria D: Identified as Priority Site

Remediating sites that have been identified as a priority by neighborhood associations, local residents and/or elected representatives will have a larger impact and greater support than remediating other sites. This criteria prioritizes sites that have been identified as a priority site by local organizations.



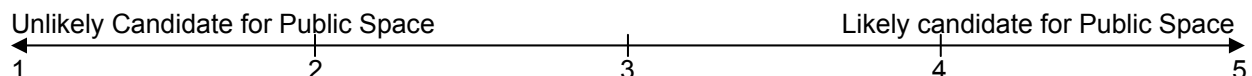
Criteria E: Residential Impacts

Remediating sites that negatively impact residential areas due to odors, truck traffic, dust or vibration, etc. will have a larger impact on quality of life than remediating sites that do not effect residential areas. This criteria prioritizes target sites that have a significant impact on residential areas.



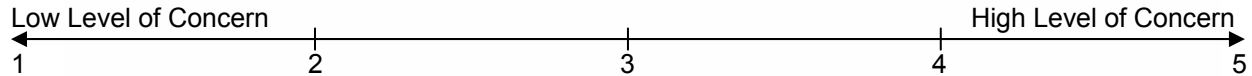
Criteria F: Potential Future Use as Public Space

The EPA has earmarked \$50,000 of the funds provided to the City of Troy to support development of public space including parks, trails, plazas and other gathering or recreation areas. This criteria prioritizes sites that have a high potential for use as public space.



Criteria G: Public Health and Environment

The analysis done by Sterling Environmental Engineering as part of the South Troy Working Waterfront Revitalization Plan categorized properties in the study area as having a 'Low', 'Medium', or 'High' level of concern. Those with a 'High' level of concern are "deemed to require extensive future remedial work". Those with a 'Medium' level of concern are "those with known environmental problems, which may not require extensive remedial work." Remediating sites with high level of concern will have a larger impact on the city than remediating sites that have a low level of concern. This criteria prioritizes target sites that are identified with the highest level of concern in the South Troy Working Waterfront Plan.



Criteria H: Environmental Impacts on the River

Certain sites are likely to have higher environmental impacts on the Hudson River due to their proximity to the waterway or creek, known or likely environmental issues, land use and density, storm water runoff, non-point source pollution, etc. This criteria prioritizes sites with high impact on the river.



Criteria I: Visual Impact

Certain sites have a more significant impact on the appearance of the City of Troy due to their location and visibility. For example, remediating a site in a key gateway location could dramatically improve the appearance of the City. This criteria prioritizes sites with a high visual impact.



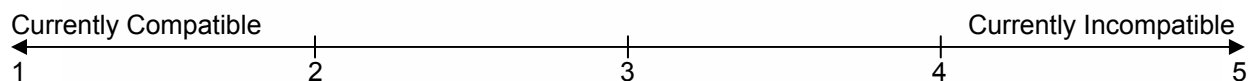
Criteria J: Projected Cost

Until the Phase II testing is complete, it is not possible to know with certainty what the clean up costs will be for a particular site. However, given the size of a site and the type of pollution likely to be found there (based on the previous work done by Sterling Environmental Engineering), a range of potential cost estimates can be developed. Targeting sites with a reasonable or low clean up cost will put them back into productive use faster. This criteria prioritizes sites that have a low cost to clean up.



Criteria K: Consistency with Future Land Use Plan

The South Troy Working Waterfront Revitalization Plan (STWWRP) identifies three different subareas in the study area (Northern, Central & Southern) and specifies the preferred uses in each area in order to encourage sustainable development. This criteria prioritizes sites where the current use is incompatible with the proposed future land use pattern and where the site is critical to the goals of the STWWRP.



Criteria L: Expressed Market Interest

Certain sites within the study area have been offered or considered for acquisition. This expression of market interest may be an indication that the site has a high potential for redevelopment. This criteria prioritizes sites for which there is expressed market interest.

